

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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Property offered for sale						
Address	154 Wallaby Street, Loch Sport 3851					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between	\$95,000 and \$104,50			0		
Median sale price						
Median price	\$348,000 *House X Suburb Lo			burb Loc	ch Sport	
Period - From	01/07/2024 to 30/06/2025 Source			REIV		
Comparable property sales						
A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.						
Address of comparable property					Price	Date of sale
1. 18 Robin Street, Loch Sport 3851					\$80,000	13/10/2025
2.78 Goodlette Avenue, Loch Sport 3851					\$80,000	22/10/2025
3.32 Wilhelm Street Loch Sport 3851					\$87,000	15/09/2025

This Statement of Information was prepared on: 11/11/2025